

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING FEBRUARY 27, 2024

THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL:

1. APPROVAL OF MINUTES

Regular Open Meeting January 30, 2024

Closed Session Meeting January 30, 2024

**2. APPROVAL OF OPERATING BILLS
RESOLUTION 2024-02-0023**

**3. APPROVAL OF ADVANCED PAYMENT BILL LIST
RESOLUTION 2024-02-0024**

**4. APPROVAL OF CREDITS
RESOLUTION 2024-02-0025**

5. APPROVAL OF CHANGE ORDERS (ONE)

RESOLUTION 2024-02-0026: APPROVAL OF CHANGE ORDER NO. 3 TO TRACKS UNLIMITED, LLC FOR RAIL REHABILITATION AT BALZANO MARINE TERMINAL

**6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS
RESOLUTION 2024-02-0027**

7. RECEIPT OF TREASURER'S REPORT

8. RECEIPT OF COUNSEL'S REPORT

9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT

10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:

ACTION ITEMS

- A. RESOLUTION 2024-02-0028: APPROVAL TO ISSUE A REQUEST FOR PROPOSALS FOR THE DESIGN OF REPAIRS TO THE CRANE RAIL CONCRETE SUPPORT BEAMS, DRAINAGE, AND OUTER DECK OF BERTH 4 AT THE BALZANO MARINE TERMINAL**
- B. RESOLUTION 2024-02-0029: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR THE CONSTRUCTION OF A FIRE SPRINKLER SUPPRESSION SYSTEM IN THE DRS GARAGE AT THE BALZANO MARINE TERMINAL**
- C. RESOLUTION 2024-02-0030: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR A NEW LOGISTICS OFFICE BUILDING AT THE BALZANO MARINE TERMINAL**
- D. RESOLUTION 2024-02-0031: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO REPLACE THE "D" BUILDING ROOF AT BROADWAY MARINE TERMINAL**
- E. RESOLUTION 2024-02-0032: APPROVAL TO PUBLICLY ADVERTISE FOR A CRANE REPAIR CONTRACTOR TO PERFORM ALL REQUIRED CRANE INSPECTIONS, PREVENTIVE MAINTENANCE, AND REPAIRS, AS NECESSARY, ON AN ON-CALL BASIS AT THE BALZANO AND BROADWAY MARINE TERMINALS**
- F. RESOLUTION 2024-02-0033: APPROVAL TO AWARD PURCHASE ORDER FOR REACH STACKER**
- G. RESOLUTION 2024-02-0034: APPROVAL OF TRI - STATE BULK HANDLING, INC. LEASE RENEWAL**



**H. RESOLUTION 2024-02-0035: APPROVAL OF SUCCESSOR
COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 18,
INTERNATIONAL FEDERATION OF PROFESSIONAL AND
TECHNICAL ENGINEERS AFL-CIO & CLC**

11. SUPPLEMENTAL BOARD INFORMATION:

- I. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP
COMMUNICATIONS REPORT**
- J. PORT SECURITY UPDATE**
- K. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT

ACTION ITEM:

A. RESOLUTION 2024-02-0028: APPROVAL TO ISSUE AN RFP FOR THE DESIGN OF REPAIRS TO THE CRANE RAIL CONCRETE SUPPORT BEAMS, DRAINAGE, AND OUTER DECK OF BERTH 4 AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue a Request for Proposals to repair the top of the concrete crane rails support beams, repair drainage structures, and replace the Berth 4 pavement surface at the Balzano Marine Terminal, Camden, NJ.

BACKGROUND

The existing crane rails mounted on the berths are supported on a concrete grade beam foundation, the top surface being exposed to severe wear and tear associated with port equipment traveling across the crane rails during ship loading and unloading operations.

Recent necessary repairs to the Kocks rail mounted gantry crane kept it out of service for an extended period of time, thereby increasing cargo equipment movements along Berth 4 during scrap ship loading operations and accelerating damage to the top of the concrete crane rail beam as well as damaging the berth's surface pavement.

This project will repair the damaged concrete and steel reinforcement on the crane support beams, repair drainage inlet structures, and replace the pavement surface of the berth in this area.

RECOMMENDATION:

Staff requests Board approval to issue a Request for Proposals to prequalified civil engineers for the design to repair the concrete crane rail support beams, repair drainage structures, and replace the Berth 4 deck surface at the Balzano Marine Terminal.

ACTION ITEM:

B. RESOLUTION 2024-02-0029: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR THE CONSTRUCTION OF A FIRE SPRINKLER SUPPRESSION SYSTEM IN THE DRS GARAGE AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to the list of prequalified civil engineering firms to perform design services for the construction of a fire sprinkler suppression system in the DRS Garage at the Balzano Marine Terminal in Camden, NJ.

BACKGROUND

The DRS Garage building is a 9,000 square feet leased garage structure used by our stevedore to perform maintenance on its fleet of yard handling equipment and other vehicles.

The building was recently purchased by the SJPC from the City of Camden (2019) and is not outfitted with a fire sprinkler suppression system. Because all port owned buildings are subject to the NJ DCA Bureau of Fire Safety for conformance to the applicable building and regulatory codes, installation of a fire sprinkler suppression system is necessary.

RECOMMENDATION:

Staff recommends Board approval to issue a Request For Proposals to our list of prequalified civil engineering firms to perform design services for the construction of a fire sprinkler suppression system in the DRS Garage at the Balzano Marine Terminal.

ACTION ITEM:

C. RESOLUTION 2024-02-0030: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR A NEW LOGISTICS OFFICE BUILDING AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to the list of prequalified civil engineering firms to perform design services for the replacement of the logistics building at the Balzano Marine Terminal in Camden, NJ.

BACKGROUND

The existing logistics warehouse office is located adjacent to and inside the port main gate at Joseph A. Balzano Boulevard. Visiting truckers report to the logistics warehouse office building to get checked in for a pickup as well as checked out when leaving the port with a customer load.

This building is in poor condition and in need of a major upgrade including windows, siding, roof, and HVAC upgrades.

In lieu of investing in the necessary rehabilitation of the existing structure, it has been decided to construct a new office to house the warehouse logistics personnel at a more efficient location on the port property.

RECOMMENDATION:

Staff requests Board approval to issue a Request For Proposals to our list of prequalified civil engineering firms to perform design services for the replacement of the logistics warehouse office building at the Balzano Marine Terminal.

ACTION ITEM:

D. RESOLUTION 2024-02-0031: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO REPLACE THE “D” BUILDING ROOF AT BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to the list of prequalified civil engineering firms to perform design services for the replacement of the D Building roof at the Broadway Marine Terminal in Camden, NJ.

BACKGROUND

The existing D Building warehouse structure was constructed in the early 1900's and formed part of the New York Ship buildings complex. The building roof material is well beyond its useful life and experiences chronic leaking. Many repairs are performed every year, and many areas are beyond repair. In addition, the wooden planks supporting the roofing system are deteriorated and there is a safety risk associated with walking in areas. The skylight structures on the roof are in disrepair and consistently leak causing further deterioration to the wood planks.

As it is no longer feasible to continuously perform temporary repairs to this roof system, SJPC plans to replace the obsolete roof system and remove all the skylight structures. Drainage components of the roof system are also to be replaced.

RECOMMENDATION:

Staff recommends Board approval to issue a Request For Proposals to our list of prequalified civil engineering firms to perform design services for the replacement of the D Building roof system at the Broadway Marine Terminal.

ACTION ITEM:

E. RESOLUTION 2024-02-0032: APPROVAL TO PUBLICLY ADVERTISE FOR A CRANE REPAIR CONTRACTOR TO PERFORM ALL REQUIRED CRANE INSPECTIONS, PREVENTIVE MAINTENANCE, AND REPAIRS, AS NECESSARY, ON AN ON-CALL BASIS AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board Authorization for the competitive bid advertisement for a Crane Repair Contractor to perform all required inspections, preventive maintenance, and repairs, as necessary, including the crane electrical systems, at the Balzano and Broadway Marine Terminals. The contract would be on an on-call basis for a one-year period, and with options to renew for an additional two (2) one-year periods.

BACKGROUND

From an operational standpoint, the functional integrity of our three aged and outdated cranes necessitates a comprehensive degree of inspection, preventive maintenance, diagnostics, and systems repairs and replacements to ensure continued and safe operation.

The estimated total budget amount for the contract would not exceed \$250,000 per year. The award will be based on the lowest qualified bid for annual inspections and preventative maintenance for all three cranes.

The contract would be on an on-call basis for a one-year period, and with options to renew and modify, as necessary, for an additional two (2) one-year periods based on necessity and available funding.

RECOMMENDATION:

Staff is therefore requesting Board Authorization for the competitive bid advertisement for a Crane Repair Contractor to perform these services at the Balzano and Broadway Marine Terminals.

ACTION ITEM:

F. RESOLUTION 2024-02-0033: APPROVAL TO AWARD PURCHASE ORDER FOR REACH STACKER

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2023-03-0034 APPROVAL TO ISSUE AN RFP TO PURCHASE TWO REACH STACKERS, the RFP was advertised for the solicitation of public bids.

BACKGROUND

SJPC was the recipient of a US Department of Transportation's FY 2021 American Marine Highway grant in the amount of \$1,010,800 for the purchase two American-made, low-emission reach stackers. The grant amount was based on cost estimates prepared in 2020, which have significantly increased in the two years from time of grant application to award of the grant. Due to the large increase in costs experienced during the COVID years, SJPC requested the grant be revised to include the purchase of one (1) reach stacker. This federal grant program requires the equipment purchase to meet the requirement of the "Build America, Buy America Act".

The following two proposals were received on December 12, 2023:

Taylor Northeast Inc 931 Hemlock Road Morgantown, PA 19543	\$994,847.75 with C-Hook attachment
Eastern Lift Truck Co. Inc Route 73 and East Linwood Ave, Box 307 Maple Shade, NJ 08052	Unresponsive bid

Proposal evaluations were performed to determine if each proposal received was complete. Elements of the Eastern Lift proposal did not meet the requirements of the RFP and therefore deemed nonresponsive. General Counsel attended the proposal review meeting and concurred with the evaluation.

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RECOMMENDATION:

Staff is therefore recommending Board approval to award a purchase order for one (1) low emissions reach stacker to Taylor Northeast Inc., in the Lump Sum Bid Amount of \$994,847.75.

ACTION ITEM:

G. RESOLUTION 2024-02-0034: APPROVAL OF TRI - STATE BULK HANDLING, INC. LEASE RENEWAL

REQUEST

Staff is requesting Board approval to renew the lease with Tri - State Bulk Handling, Inc.

BACKGROUND

Tri State Bulk Handling is a stevedoring company who performs bulk material vessel stevedoring services at SJPC's Camden terminals. Tri-State leases open space and building space for equipment storage and for Tri-State's office trailer placement.

Key Anticipated Lease Renewal Terms

- Three-year term for 2,600 sf of open space for Tri-States office trailer, commencing April 1, 2024 and expiring March 31, 2027
- Two-year term for an additional 40,320 sf open area and 8,355 sf building for equipment storage, commencing April 1, 2024 and expiring March 31, 2026
- \$65,865 annual rental in Year 1 of lease renewal (+4.4% increase from current rental)
- Annual increase @ CPI
- All other terms and conditions remain unchanged

RECOMMENDATION:

Staff recommends Board approval to accordingly renew the lease with Tri-State Bulk Handling, Inc.

ACTION ITEM:

H. RESOLUTION 2024-02-0035: APPROVAL OF SUCCESSOR COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 18, INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS AFL-CIO & CLC

REQUEST

Staff is requesting Board approval for the South Jersey Port Corporation (hereinafter "SJPC") to enter into a successor collective bargaining agreement negotiated with Local 18, International Federation of Professionals and Technical Engineers AFL-CIO & CLC (hereinafter "Local 18") retroactive to and effective July 1, 2022, for a five (5) year term ending June 30, 2027.

BACKGROUND

SJPC and Local 18 have been negotiating a successor collective bargaining agreement since on or about April 2022. Local 18 is the sole and exclusive collective bargaining agency for all hourly paid employees, including but not limited to, laborers, equipment operators, temporary equipment operators, checker operators, equipment operator/checkers, receiving and delivery clerks, chief crane operators, crane operators, utility crane operators, trainee crane operators, chief mechanics, mechanics-automotive, mechanics-maintenance repairmen, and mechanic helpers, employed by the SJPC, but excluding supervisors, professional employees, timekeepers, guards and office clerical employees. SJPC's collective bargaining agreement with Local 18 expired on June 30, 2022. Based upon on-going collective negotiations since the said agreement expired, Local 18 and SJPC now have ready for consideration by the Board, and Local 18's membership, a proposed successor agreement to the long since expired one. The said proposed successor agreement however requires, and is conditioned and contingent upon, both Board approval, and ratification by Local 18's membership.

The current proposal for a successor collective bargaining agreement with Local 18 has been vetted through the Governor's Authorities Unit, SJPC's counsel, and a ratification vote by the Local 18 membership is pending, and ratification is expected to have taken place by the date of the Board's meeting today. The said current proposal was presented in closed session today for the Board's consideration. The significant revisions and modifications to the proposed successor agreement, as compared to the now expired agreement, were reviewed and summarized for the Board in closed session. The Board's approval of the proposed successor collective bargaining agreement with Local 18 is required in order for the said agreement to become effective for the new five-year term ending June 30, 2027. Staff requests then approval from the Board of the successor

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agreement in the form as provided to the Board, and as presented and summarized for the Board in closed session.

RECOMMENDATION:

Staff is recommending Board approval in open session for the SJPC to enter into the successor collective bargaining agreement negotiated with Local 18, retroactive to and effective July 1, 2022, for a five (5) year term ending June 30, 2027, in the form as presented and considered in closed session today by the Board.



INFORMATION ITEM:

**I. MARKETING COMMITTEE REPORT &
 PHOENIX/ARTLIP COMMUNICATIONS REPORT**

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INFORMATION ITEM:

J. SECURITY UPDATE:



INFORMATION ITEM:

K. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



MATTERS INVOLVING LITIGATION, PERSONNEL MATTERS & SPECIAL MATTERS

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
 - Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
 - Disclosure would impair the body's right to receive federal or state funds.
 - Collective bargaining.
 - Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
 - Investigations into violations of law.
 - Strategies to protect public security.
 - Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
 - Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
 - Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.
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1. COUNSEL'S REPORT